

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE COUNCIL OF THE CITY  
OF SANTA BARBARA AMENDING TITLE 22 OF  
THE SANTA BARBARA MUNICIPAL CODE TO ADD  
CHAPTER 22.09 ESTABLISHING A BUILDING  
SAFETY ASSESSMENT PLACARD SYSTEM

WHEREAS, the Building & Safety Division is responsible for determining the safety of buildings and structures within the City and informing the public of the condition of inspected buildings and structures;

WHEREAS, a standardized system of safety assessment placards has been established and is in use throughout the State of California; and

WHEREAS, the City of Santa Barbara is part of a network of jurisdictions with "Mutual Aid" agreements for Building Inspectors; and

WHEREAS, the establishment of a standardized system of building safety assessment placards is necessary to clearly, consistently, and effectively inform the public of the condition of inspected buildings and the conditions under which inspected buildings and structures may be entered and occupied.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS FOLLOWS:

SECTION 1. Title 22 of the Santa Barbara Municipal Code is amended to add Chapter 22.09 to read as follows:

**22.09.010 Building Safety Assessment Placard System.**

The City of Santa Barbara hereby establishes a building safety assessment placard system for the purpose of notifying the public of the condition of inspected buildings and structures and to inform the public of any conditions or limitations placed on the entry into or continued occupancy of inspected buildings or structures. The Chief Building Official shall administer the building safety assessment placard system. The provisions of this Chapter are applicable to all buildings and structures regulated by the City of Santa Barbara.

#### **22.09.020 Definitions.**

For purposes of this Chapter, the following terms and phrases are defined as follows:

A. BUILDING AND SAFETY DIVISION. The Building and Safety Division of the Community Development Department of the City of Santa Barbara.

B. CHIEF BUILDING OFFICIAL. The Chief Building Official of the City of Santa Barbara or his or her authorized representative.

C. PLACARD. A form established by the Chief Building Official that announces the condition of a building or structure and informs persons of any applicable conditions or limitations on the entry into or continued occupancy of the building or structure.

D. SAFETY ASSESSMENT. A visual, non-destructive examination of a building or structure for the purpose of determining the condition of the building or structure and establishing appropriate conditions or limitations on the entry into or continued occupancy of the building or structure.

#### **22.09.030 Placards.**

The Chief Building Official shall develop and maintain building safety assessment placard forms. Each placard form shall include a reference to this Chapter, the City Seal, and the address and phone number of the Building and Safety Division.

#### **22.09.040 Standards.**

Subject to the discretion of the Chief Building Official to respond to individual circumstances, the building safety assessment placards should fall within the following general categories and should be used in the following circumstances:

A. INSPECTED – LAWFUL OCCUPANCY PERMITTED. This placard is posted on a building or structure when the Chief Building Official has determined, following a safety assessment, the building or structure has no apparent structural hazards. This placard does not necessarily mean that there is no damage to the building or structure.

B. RESTRICTED USE. This placard is posted on a building or structure when the Chief Building Official has determined, following a safety assessment, the building or structure is damaged and entry into or continued occupancy of the building or structure must be conditioned or limited in order to protect the safety of the public and the occupants. The placard will note in general terms the type of damage observed during the safety assessment and will specify the conditions or limitations on entry into or continued occupancy of the building or structure.

C. UNSAFE – DO NOT ENTER OR OCCUPY. This placard is posted on a building or structure when the Chief Building Official has determined, following a safety assessment, the building or structure has been damaged to such a degree that entry into or continued occupancy of the building or structure poses a threat to life and safety. Buildings or structures posted with this placard shall not be entered under any circumstance, except as authorized in writing by the Chief Building Official. Safety assessment teams working under the authority of the Chief Building Official are authorized to enter these buildings or structures at any time. The placard will note in general terms the type of damage observed during the safety assessment. This placard is a not demolition order. If the Chief Building Official determines a building or structure must be demolished in order to protect public safety, a separate demolition order shall be issued.

#### **22.09.050 Posting of Placards.**

A. LAWFUL OCCUPANCY PERMITTED. Upon completion of a safety assessment during which the Chief Building Official determines that the building or structure has no apparent structural hazard, the Chief Building Official may post an INSPECTED – LAWFUL OCCUPANCY PERMITTED placard at each entry point into the building or structure.

B. RESTRICTED OR UNSAFE. Upon completion of a safety assessment during which the Chief Building Official determines the building or structure has been damaged to a degree that public safety requires restrictions on, or prohibitions against, the entry into or continued occupancy of the building or structure, the Chief Building Official shall post the appropriate placard from the categories specified in subsections B or C of Section 22.09.040 at each entry point into the building or structure. Once a placard is attached to, or posted at, a building or structure, the placard shall not be removed, altered, or covered except by, or at the direction of, the Chief Building Official.

#### **22.09.060 Unlawful to Alter or Remove Placard.**

It shall be unlawful for any person to alter, remove, cover, or deface a placard except as authorized by the Chief Building Official.

#### **22.09.070 Unlawful to Violate Placard Conditions.**

A. It shall be unlawful for any person to enter or continue to occupy any building or structure in violation of any condition or limitation specified on any placard affixed to, or posted at, a building or structure pursuant to this Chapter.

B. It shall be unlawful for any person to knowingly enter or continue to occupy any building or structure in violation of any condition or limitation placed on such entry or occupancy by the Chief Building Official, whether or not a placard remains affixed to, or posted at, the building or structure.